

# call for offers



**3099 - 3119 w moore st  
boise, id**

*3 acres of prime development  
land next to esther simplot park*

**offers due: may 19, 2025**





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 *boise whitewater park & esther simplot park*



# property summary

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address	size	zoning	other details	
3099 w moore st –	0.607 acres	R-2	sewer access:	8" line on the property
3101 w moore st –	0.892 acres	R-2	water access:	6" line in w moore st
3113 w moore st –	0.819 acres	R-2	urban renewal district:	30 <sup>th</sup> street district
3119 w moore st –	0.731 acres	R-2	neighborhood assoc.:	west end
<b>total</b>	<b>3.049 acres</b>			





# property location

## *The last development parcel next to esther simplot park...*

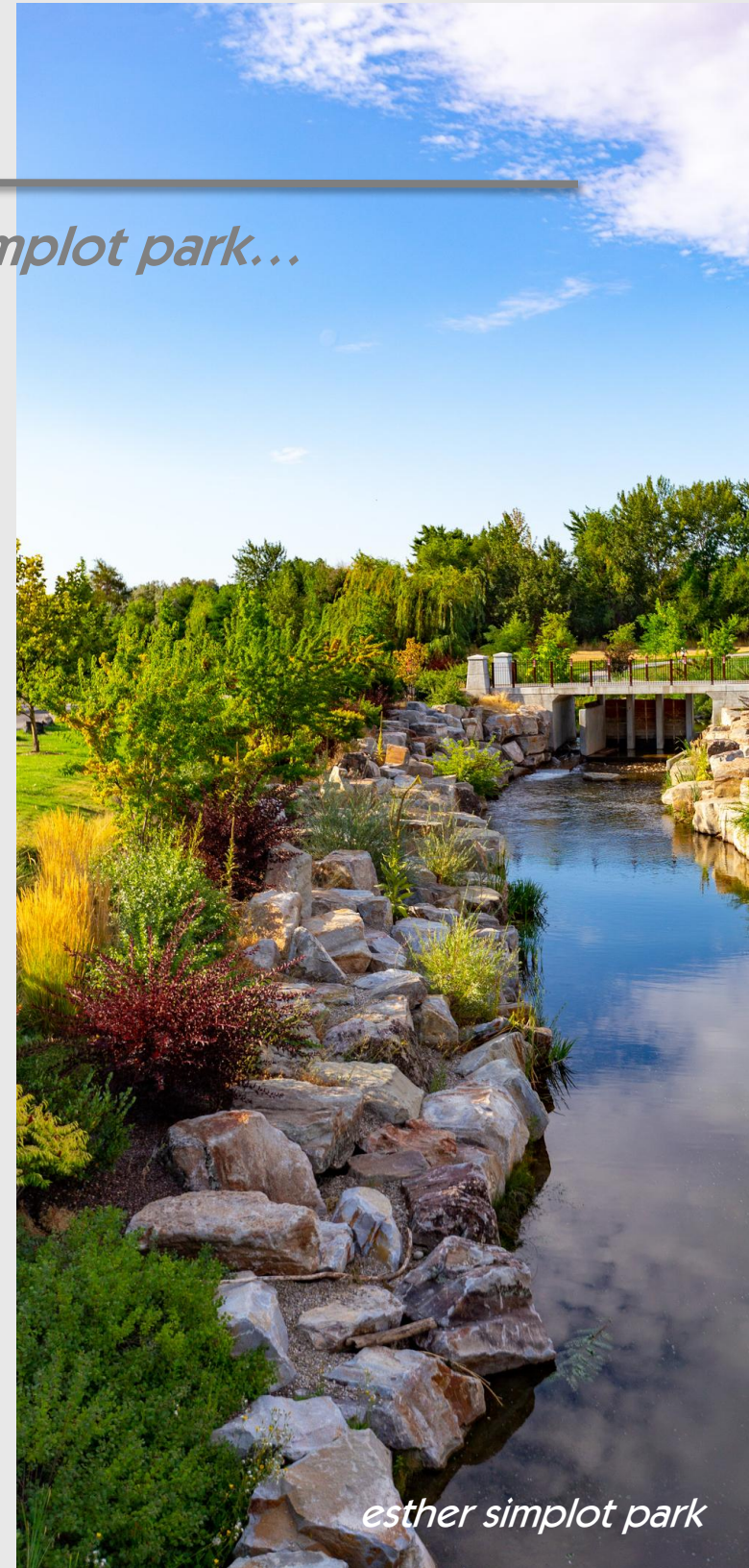
Esther Simplot Park is one of those places that makes you appreciate how lucky we are to live in Boise. It's a wide-open, 55-acre spot packed with trails, grassy hangout zones, and 23 acres of ponds that are perfect for paddleboarding, kayaking, or just floating around on a summer day. You'll find everything from a kid-friendly playground to wetlands and shaded picnic spots—and if you're into fishing, the ponds are regularly stocked.

What makes it really special is how it ties into the Boise River Greenbelt and connects to the Whitewater Park just upstream. It's not just a park—it's a hub for recreation, nature, and community.

## *Boise's West End...*

is a walkable, character-filled neighborhood just minutes from downtown. With tree-lined streets, a mix of historic and modern homes, and a friendly community vibe, it's easy to see the appeal. The area is packed with outdoor access—Esther Simplot Park, the Greenbelt, and Whitewater Park are all right there for paddling, biking, or relaxing by the river.

It's also a neighborhood on the rise, with active redevelopment improving parks, pathways, and public spaces. The West End blends charm, convenience, and opportunity—making it one of Boise's most exciting places to live, invest, or explore.



*esther simplot park*





# zoning summary

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## ***R-2***

*“The R-2 district is intended to provide a flexible mix of compact detached, attached, and Multiple-Family housing as well as civic, community, and limited commercial uses.” Boise City Zoning Code*

## ***zoning resources***

[Link to R-2 User Guide](#)

[Link to Table of Allowed Uses](#)

[Link to Summary of R-2 Zoning Information](#)

## ***dimensional standards***

lot standards	
lot area minimum	2,500sf
lot width (average)	20'
street frontage minimum	20'
density maximum	n/a
setbacks (minimum)	
front entry parking/garage	20'
remainder of structure	10'
street side	15 – 20'
interior side	5 – 10'
rear	15'
building height	4 stories not to exceed 45'
*confirm specifics with boise city zoning code	

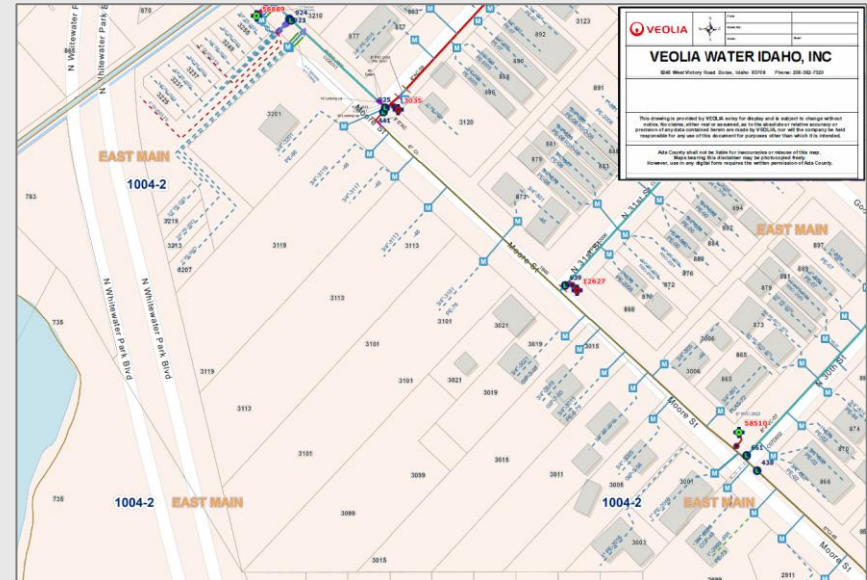


# utility information

boise city public works sewer map



veolia water line map



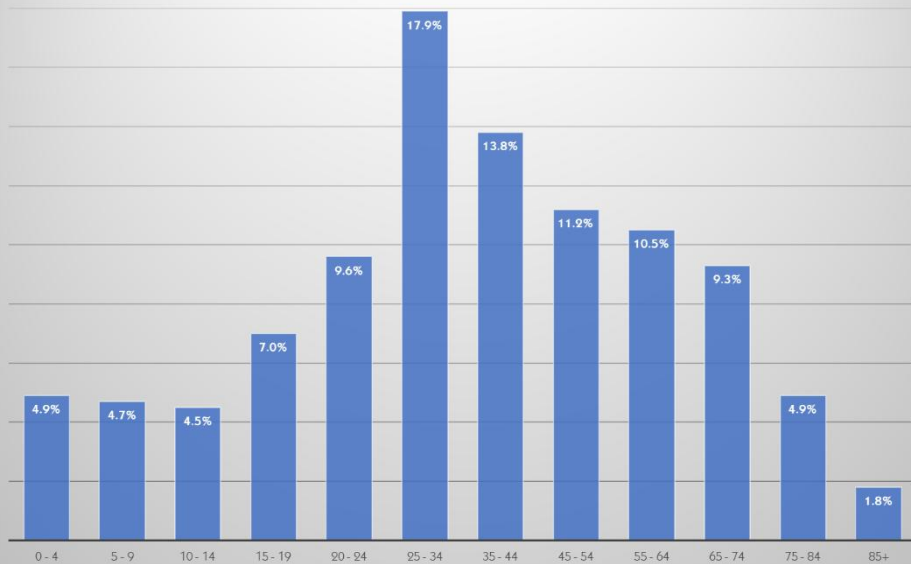
power line picture on property



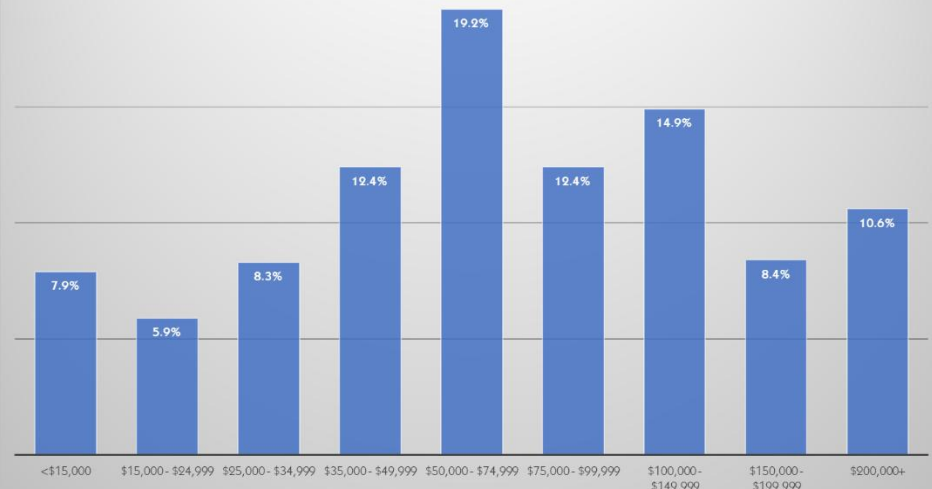
# demographics

Summary - 2024	1 mile	2 mile	3 mile
Population	12,492	48,532	100,291
Households	5,727	22,709	44,728
Families	2,725	10,171	20,817
Average Household Size	2.17	2.09	2.13
Owner Occupied Housing Units	3,052	11,187	23,126
Renter Occupied Housing Units	2,675	11,522	21,602
Median Age	37.3	36.6	36.0
Median Household Income	\$78,874	\$67,200	\$68,608

Population by Age (3 mile)

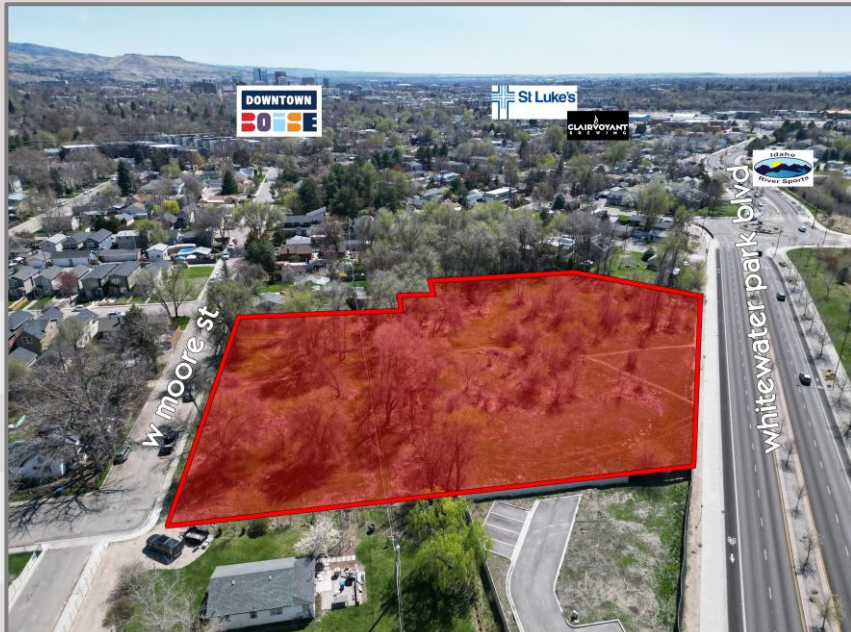


Households By Income (3 mile)





# property photos





# call for offer details

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- 1 - Offer Deadline for submission is **May 19, 2025 at 5:00PM****
- 2 - Each offer to purchase should include the following information:**
  - a. Buyer name or entity information.
  - b. Purchase price.
  - c. Proof of funds.
  - d. Earnest money deposit amount.
  - e. Proposed due diligence period.
  - f. Contingencies (if any).
  - g. Proposed closing date.
- 3 - The property due diligence access can be obtained here at this [link](#).**
- 4 - The buyer should submit their offer with the linked [Letter of Intent](#).**
- 5 - Seller Rights and Disclaimers**
  - a. Seller reserves the right to:
    - Accept or reject any offer
    - Negotiate with one or multiple parties
    - Call for a “Best and Final” offer after the initial round.
    - Cancel or modify the process at any time.
  - b. Seller is providing no representations or warranties with regards to the property. Buyer acknowledges they are purchasing the property “as-is.”
- 6 - A co-op brokerage fee of 2.5% of the final sale price is being offered by Story Commercial, LLC.**



# useful links & information

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## City of Boise

[R-2 Zoning Information](#)

[R-2 User Guide](#)

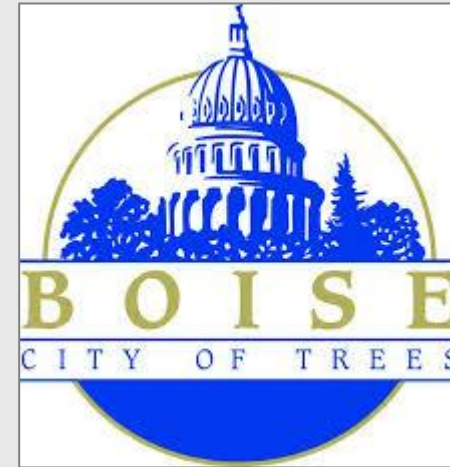
[Zoning District Information](#)

[Development Code Link](#)

[Various zoning & other City maps](#)

[Allowed Use Table by Zoning](#)

[30<sup>th</sup> Street Master Plans & other docs](#)



## CCDC

[CCDC Participation Program for Development](#)

[30th Street / West End District Map](#)



## ACHD

[ACHD 2025 – 2029 Integrated 5-year work plan](#)

[Master Street Plan & Maps](#)

[North Boise Neighborhood Plan](#)





**Disclaimer:**

All information provided herein is deemed reliable but is not guaranteed. Prospective buyers are advised to independently verify all maps, zoning, property details, financial figures, and any other information presented. Broker and Seller make no warranties or representations as to the accuracy or completeness of this information.

